

AMENDMENT TO THE LINCOLN CENTER REDEVELOPMENT PLAN

A&P II REDEVELOPMENT PROJECT

1. Revitalization Project Description

The A&P II Redevelopment Project area, located on 14th and Lincoln Mall in Downtown Lincoln, includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the East Half of the vacated alley adjacent thereto, and adjacent alleys, city-owned property, and rights-of-way, as shown on Exhibit A attached and incorporated by this reference.

The goal of this project is to strengthen Downtown Lincoln as a 24-hour livable community by creating new affordable residential opportunities through the redevelopment of an existing deteriorating building. The project will remove blighted and substandard conditions and will make positive contributions to the continued revitalization of Downtown Lincoln. The Project will increase the security and safety in the Redevelopment Area and Downtown Lincoln through the removal and redevelopment of certain blighted and substandard conditions.

The Project consists of the redevelopment of the Ambassador and President Buildings, located across from the State Capitol Building, while maintaining and preserving their art deco style, decorative brick work, and finely carved stonework facades that contribute to the historical significance of the buildings.

The project is consistent with the goals of the Lincoln Center Redevelopment Plan and Downtown Master Plan and is intended to support private sector residential development in this redevelopment area. Publicly funded redevelopment activities may include historic façade preservations, tenant relocation, environmental remediation, demolition, energy efficiency improvements, and other public improvements in the Project Area. These improvements correspond to several of the Downtown Redevelopment Goals identified in Section III of the Redevelopment Plan. The redevelopment project addresses these goals by accomplishing the following:

- Encouraging private redevelopment in and enhancing the architectural character of Downtown Lincoln;
- Encouraging the preservation of the historic character of the area;
- Redeveloping an underdeveloped and undervalued parcel; and
- Encouraging residential development to foster 24-hour activity and lively, vibrant streets in Downtown.

2. Statutory Elements

Currently, there are no plans for the City to acquire, convey or demolish the real property. Should any of these occur, the City will follow the policy outlined in the Plan. The project is anticipated to include the relocation of certain current tenants on the real property. Such relocation assistance shall comply with the Nebraska Community Development Law, including Neb. Rev. Stat. §18-2154, and will follow the policy outlined in the Plan. Land coverage will not be altered with the implementation of this project. The existing street system within the project area will not be changed as a result of this project.

The project will result in a small decrease in population density. There are two (2) buildings consisting of 84 residential units -- in poor condition currently -- within the proposed project boundaries. The existing land use in the project area is residential (see Exhibit B). The redevelopment of the building will result in the redevelopment and renovation of the current units into approximately 71 housing units in the project area. One hundred percent (100%) of the units will be affordable housing under Section 42 of the Internal Revenue Code. The resulting land use will remain residential (see Exhibit B).

The area is located within the O-1 Zoning District. The residential development that is being proposed is a permitted use in the O-1 District. Zoning will remain unchanged as a result of this project. The project will meet all parking requirements under the Lincoln Municipal Code.

3. Proposed Costs and Financing

The estimated total cost to implement this redevelopment project is approximately \$6.9 million, including approximately \$400,000.00 in public improvements. The source of funds for public improvements will be Community Improvement Financing (commonly referred to as Tax Increment Financing or TIF) generated from the private developments within the project area.

Public investment may assist in the facilitation and implementation of the historic façade preservation, tenant relocation assistance, environmental remediation, demolition, energy efficiency improvements, and other eligible public improvements and enhancements.

Funding sources and uses will be negotiated as part of the redevelopment agreement, subject to approval by the Mayor and City Council.



LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



ATTACHMENT "B"

September 19, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Comprehensive Plan Conformance No. 14019: Amendment to the Lincoln Center Redevelopment Plan**
(A & P II - Ambassador & President Apartment Buildings Redevelopment Project)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the City of Lincoln has received an application for **Comprehensive Plan Conformance No. 14019**, requested by the Director of the Urban Development Department, to review as to conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan, a proposed amendment to the Lincoln Center Redevelopment Plan to add the "A & P II Redevelopment Project" to redevelop the Ambassador and President apartment buildings located across from the State Capitol Building. This project would create new affordable residential opportunities (approximately 71 units) while maintaining and preserving the art deco style, decorative brick work and finely carved stonework facades. The Redevelopment Project Area includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the east ½ of the vacated north/south alley adjacent thereto, and adjacent S. 14th Street and Lincoln Mall rights-of-way, generally located at the northwest corner of S. 14th Street and Lincoln Mall. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west. A map and project description are attached, for your information. Additional information, including the Exhibits referred to in the project description, may be found at www.lincoln.ne.gov (Keyword= PATS), search by Application No. CPC14019. The Planning Commission action is a recommendation to the City Council.

A public hearing on this application will be held before the Lincoln City/Lancaster County Planning Commission on **Wednesday, October 1, 2014**. The public hearing is your opportunity to appear and speak upon the merits of this application. The Planning Commission meeting commences at 1:00 p.m. in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department at 402-441-7855 or ecastillo@lincoln.ne.gov; or the project planner in the Planning Department, Paul Barnes, at 402-441-6372 or pbarnes@lincoln.ne.gov. You may also wish to appear at the public hearing or submit your comments prior to the public hearing in writing to the Planning Commission at the Planning Department address, by email to plan@lincoln.ne.gov, or by fax to 402-441-6377. The Planning Department staff report and recommendation will be available in the Planning Department office on Thursday, September 25, 2014, after 3:00 p.m. The Planning Commission Agenda and staff report will also be available on Internet at that time at www.lincoln.ne.gov (keyword = pcagenda).

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jean Preister
Administrative Officer

cc: David Landis and Ernie Castillo, Urban Development
Excel Development Group
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor

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ACCOMMODATION NOTICE: The City of Lincoln complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participation in public meetings is a priority for the City of Lincoln. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the City of Lincoln, please contact the Director of Equity and Diversity, Lincoln Commission on Human Rights, at 402-441-7624 as soon as possible before the scheduled meeting date in order to make your request.



JoAnn Asch
Antelope Park Neighborhood Association
3035 Franklin Street
Lincoln, NE 68502

Cletia Price
Antelope Park Neighborhood Association
1810 Jefferson Avenue
Lincoln, NE 68502

Ted Triplett
Belmont Neighborhood Association
4420 N. 14th Street
Lincoln, NE 68521

Kile Johnson
Capitol Beach Community Association
1227 Lincoln Mall
Lincoln, NE 68508

Maurice Baker
Clinton Neighborhood Association
3259 Starr St.
Lincoln, NE 68503

Renee Malone
Clinton Neighborhood Association
1408 N. 26 St.
Lincoln, NE 68503

Devon Wegner
The Creamery Condominium Association
701 P Street #105
Lincoln, NE 68508

Dean Settle
Downtown Neighborhood Association
128 N. 13th St. #404
Lincoln, NE 68508-1501

Jeff Tangeman
Everett Neighborhood Association
1144 Peach Street
Lincoln, NE 68502

William Wood
Everett Neighborhood Association
808 D St.
Lincoln, NE 68502

Lisa Good
Antelope Park Neighborhood Association
3036 Franklin Street
Lincoln, NE 68502

Shawn Ryba
Belmont Neighborhood Association
4411 N. Park Blvd
Lincoln, NE 68521

Rose Wiese
Capitol Beach Community Association
PO Box 81141
Lincoln, NE 68501

Tim Francis
Capitol View
2511 T Street
Lincoln, NE 68503

Bob Reeves
Clinton Neighborhood Association
3236 Dudley Street
Lincoln, NE 68503

Gloria Eddins
Clinton Neighborhood Association
1700 N. 29th St.
Lincoln, NE 68503

Judy Zohner
Downtown Neighborhood Association
1300 G St. Unit 304
Lincoln, NE 68508

Pat Anderson
Everett Neighborhood Association
c/o NWL at 2240 Q St
Lincoln, NE 68503

Sue Landholm
Everett Neighborhood Association
946 Peach St.
Lincoln, NE 68502

Matt Schaefer
Everett Neighborhood Association
1220 Peach Street
Lincoln, NE 68502

Curt Donaldson
Hartley Neighborhood Association
2860 R Street
Lincoln, NE 68503

Ruth Johnson
Hartley Neighborhood Association
819 N. 33 St.
Lincoln, NE 68503

Michael Cornelius
Hartley Neighborhood Association
3149 R St.
Lincoln, NE 68503

Peggy Struwe
Hawley Area Association
2240 Q Street
Lincoln, NE 68503

Kurt Elder
Haymarket Neighborhood Association
335 N 8th Street 606
Lincoln, NE 68508

Sally Bush
Irvingdale Neighborhood Association
2635 S. 15th St
Lincoln, NE 68502

Ed Patterson
Malone Neighborhood Association
700 N. 24 St.
Lincoln, NE 68503

William Carver
Near South Neighborhood Association
2202 Washington St.
Lincoln, NE 68502

Annette McRoy
North Bottoms Neighborhood Association
1142 New Hampshire St.
Lincoln, NE 68508

Teri Pope-Gonzalez
Salt Creek Area Neighborhood Association
P.O. Box 80073
Lincoln, NE 68501

Barbara Cornelius
Hartley Neighborhood Association
3149 R Street
Lincoln, NE 68503

Chris Lesiak
Hartley Neighborhood Association
853 N 30th Street
Lincoln, NE 68503

Vicki Cover
Hawley Neighborhood Association
2610 S St.
Lincoln, NE 68503

Tim Francis
Hawley Neighborhood Association
2511 T Street
Lincoln, NE 68503

L.J. Evermann
Irvingdale Neighborhood Association
2636 S. 13th Street
Lincoln, NE 68502

Barb Morley
Malone Neighborhood Association
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Lincoln, NE 68503

Near South Neighborhood Association
P.O. Box 80143
Lincoln, NE 68501

Jim Friedman
Near South Neighborhood Association
1505 A St.
Lincoln, NE 68502

Kristin Engelman
Prairie Falls Homeowners Association
1557 SW 11th Pl.
Lincoln, NE 68522

Lori Houle
South Salt Creek Community Organization
101 M Street
Lincoln, NE 68508

Steve Larrick
South Salt Creek Community Organization
920 S. 8th St.
Lincoln, NE 68508

P.C. Meza
South Salt Creek Community Organization
536 C Street
Lincoln, NE 68502

Gary Irvin
South Salt Creek Community Organization
645 D St.
Lincoln, NE 68502

Cherie Ayite
South Salt Creek Community Organization
1617 S. 8th Street
Lincoln, NE 68502

Christopher Cashmere
West A Neighborhood Association
3510 W. Plum
Lincoln, NE 68522

Ron Zimmerman
West A Neighborhood Association
2333 W. Washington St.
Lincoln, NE 68522

William Vocasek
West A Neighborhood Association
1903 W. Mulberry Ct.
Lincoln, NE 68522

Bill Hergott
West A Neighborhood Association
1710 W. Washington St.
Lincoln, NE 68522

Maxine Sturzenegger
West Lincoln Neighborhood Association
2441 N. Main
Lincoln, NE 68521

Windsor Square Condominium Association, Inc.
1300 G St.
Lincoln, NE 68508

Randy Smith
Woods Park Neighborhood Association
705 S. 32nd St
Lincoln, NE 68510

Jayne Sebby
Woods Park Neighborhood Association
320 S. 29th Street
Lincoln, NE 68510

James Garver
Woods Park Neighborhood Association
815 Elmwood Ave.
Lincoln, NE 68510

Richard Patterson
Woods Park Neighborhood Association
230 S. 29 St.
Lincoln, NE 68510

Mike James
Woods Park Neighborhood Association
145 S. 28 St.
Lincoln, NE 68510

Becky Martin
Woods Park Neighborhood Association
338 S. 29 St.
Lincoln, NE 68510

Dave Landis
Urban Development

Ernie Castillo
Urban Development

Larry Hudkins, Chair
Lancaster County Board of Commissioners

Dr. Steve Joel, Superintendent
Lincoln Public Schools
P.O. Box 82889
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Educational Service Unit #18
c/o David Myers
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Lincoln, NE 68501

University of Nebraska-Lincoln
c/o Linda Cowdin, UNL Property Management
1901 Y Street
Lincoln, NE 68588

President
Southeast Community College
301 S. 68th Street Place
Lincoln, NE 68510

Glenn Johnson
Lower Platte South NRD
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Rick Peo
Chief Assistant City Attorney

Norm Agena
County Assessor

Excel Development Group
8551 Lexington Avenue
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Andrew Willis
Cline Williams Law Firm
233 South 13th Street, Suite 1900
Lincoln, NE 68508

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LINCOLN-LANCASTER COUNTY
PLANNING DEPARTMENT
555 South 10th Street Suite 213 Lincoln, NE 68508
402-441-7491 fax: 402-441-6377 lincoln.ne.gov



October 10, 2014

TO: Neighborhood Associations/Organizations (within one-mile radius)
Larry Hudkins, Chair, Lancaster County Board of Commissioners
Dr. Steve Joel, Superintendent, Lincoln Public Schools
Educational Service Unit #18, c/o David Myers
Board of Regents, University of Nebraska-Lincoln
President, Southeast Community College
Glenn Johnson, Lower Platte South Natural Resources District

RE: **Amendment to the Lincoln Center Redevelopment Plan**
(A & P II Redevelopment Project - Ambassador and President Apartment Buildings)

Pursuant to Neb. Rev. Stat. § 18-2109, you are hereby advised that the request by the Director of the City Urban Development Department for a resolution approving and adopting the above-referenced proposed amendment to the **Lincoln Center Redevelopment Plan** is scheduled for public hearing before the Lincoln City Council on Monday, October 27, 2014, at 5:30 p.m., in Hearing Room 112 on the first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska.

The proposed amendment is to add the "A&P II Redevelopment Project" to redevelop the Ambassador and President apartment buildings located across from the State Capitol Building. This project would create new affordable residential opportunities (approximately 71 units) while maintaining and preserving the art deco style, decorative brick work and finely carved stonework facades. The Redevelopment Project Area includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the east ½ of the vacated north/south alley adjacent thereto, and adjacent S. 14th Street and Lincoln Mall rights-of-way, generally located at the northwest corner of S. 14th Street and Lincoln Mall. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska. A map and description of the proposed amendment were previously provided to you.

On October 1, 2014, the Lincoln-Lancaster County Planning Commission voted 6-0 to find the proposed amendment to the **Lincoln Center Redevelopment Plan** to be in conformance with the 2040 Lincoln-Lancaster County Comprehensive Plan (**Comprehensive Plan Conformance No. 14019**).

If you would like additional information, you are encouraged to contact Ernie Castillo in the Urban Development Department (402-441-7855 or ecastillo@lincoln.ne.gov), or the project planner in the Planning Department, Paul Barnes (402-441-6372 or pbarnes@lincoln.ne.gov). The proposed resolution will appear on the City Council agenda for introduction on October 20, 2014, and may be accessed on the internet at <http://www.lincoln.ne.gov/city/council/index.htm> on Thursday afternoon, October 16, 2014. In the meantime, all information which has been submitted on this application may be found at www.lincoln.ne.gov (Keyword = PATS). Click on the "Selection Screen" under "Featured Links", type in the application number (i.e. CPC14019), click on "Search", then "Select". The "Related Documents" are at the bottom of the screen.

Sincerely,

Jean Preister
Administrative Officer

cc: Dave Landis, Urban Development
Ernie Castillo, Urban Development
Rick Peo, Chief Assistant City Attorney
Norm Agena, County Assessor
Excel Development Group
Andrew Willis, Cline Williams Law Firm

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TO BE PUBLISHED ONCE EACH WEEK FOR TWO CONSECUTIVE WEEKS IN THE LINCOLN JOURNAL STAR ON FRIDAY, October 10, 2014 AND FRIDAY, October 17, 2014:

Notice is hereby given that the Lincoln City Council will hold a public hearing on **Monday, October 27, 2014**, at 5:30 p.m., in the City Council Hearing Room, Room 112, on first floor of the County-City Building, 555 South 10th Street, Lincoln, Nebraska, on the following item. For more information, call the Urban Development Department (402-441-7606) or the Planning Department (402-441-7491):

A resolution requested by the Director of the Urban Development Department adopting a proposed amendment to the Lincoln Center Redevelopment Plan to add the "A&P II Redevelopment Project" to redevelop the Ambassador and President apartment buildings located across from the State Capitol Building. This project would create new affordable residential opportunities (approximately 71 units) while maintaining and preserving the art deco style, decorative brick work and finely carved stonework facades. The Redevelopment Project Area includes Lots 5 and 6, Block 122, Original Lincoln, Lancaster County, Nebraska, together with the east ½ of the vacated north/south alley adjacent thereto, and adjacent S. 14th Street and Lincoln Mall rights-of-way, generally located at the northwest corner of S. 14th Street and Lincoln Mall. The Lincoln Center Redevelopment Plan area is generally bounded by Salt Creek, Interstate 180 and "R" Street on the north, 17th Street on the east, "G" Street on the south, and Salt Creek, 2nd Street and Sun Valley Boulevard on the west, Lincoln, Lancaster County, Nebraska.

Teresa Meier
City Clerk